



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

June 15, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 3- AGREEMENT NUMBER 2423
SUPERVISORIAL DISTRICT 5-AGREEMENT NUMBER 2398
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2399
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by three public agencies pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chairman and returned to the Treasurer and Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these agreements is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are at least partially recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The first agreement is with the County of Los Angeles Department of Public Works. It is the intent of this agency to utilize this property for road purposes. The second agreement is with the City of Pasadena, which will purchase the property for a ground water monitoring well. The third agreement is with the Lancaster Redevelopment Agency. The properties will be utilized by this agency for redevelopment, park site and right-of-way acquisitions.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the current 2003/2004 Budget for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of providing adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agencies' purchases is attached. These attachments indicate the affected Supervisorial Districts and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
June 15, 2004
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement forms, the Department will need all original documents returned for submission to the State Controller.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Saladino (for)".

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:JRM:sr
Bdltr.agreement.6/15/04

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller
Internal Services Department

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
125 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

November 17, 1970

HAROLD J. GATLY
TAX COLLECTOR

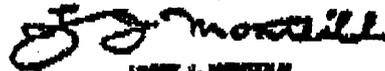
W. T. KIRWEL
CITY CLERK

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

178

NOV 24 1970

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012



JAMES H. MORRISON
EXECUTIVE 100-282

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2423

AGENCY

County of Los Angeles
Department of Public Works
Public Agency (2 copies)

Selling price of this parcel
shall be \$32,315.00

Public Agency
intends to utilize
this property for
road purposes

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM_BID</u>
3	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS	4453-019-045	\$ 32,315.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2398

AGENCY

City of Pasadena
Public Agency (2 copies)

Selling price of this parcel
shall be \$1,227.00

Public Agency intends
to utilize this property
for a ground water
monitoring well

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5	CITY OF PASADENA	5755-033-032	\$ 1,227.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2399

AGENCY

Lancaster Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be \$306,188.00

Public Agency
intends to utilize
these properties for
residential and business
redevelopment purposes,
park site and right-of-way
acquisitions, creation of
jobs for industries served
by the rail industry and for
the revitalization of
downtown.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5	CITY OF LANCASTER	3105-022-068	\$ 2,713.00
5	CITY OF LANCASTER	3107-026-031	\$ 2,669.00
5	CITY OF LANCASTER	3107-026-071	\$ 4,251.00
5	CITY OF LANCASTER	3137-008-040	\$ 6,910.00
5	CITY OF LANCASTER	3137-010-013	\$ 1,341.00
5	CITY OF LANCASTER	3137-010-028	\$ 120,440.00
5	CITY OF LANCASTER	3137-010-030	\$ 123,975.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2399

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5	CITY OF LANCASTER	3138-006-024	\$ 2,749.00
5	CITY OF LANCASTER	3138-006-025	\$ 3,010.00
5	CITY OF LANCASTER	3138-006-026	\$ 3,010.00
5	CITY OF LANCASTER	3138-006-027	\$ 2,749.00
5	CITY OF LANCASTER	3138-012-051	\$ 1,098.00
5	CITY OF LANCASTER	3138-020-020	\$ 1,057.00
5	CITY OF LANCASTER	3138-020-021	\$ 1,585.00
5	CITY OF LANCASTER	3138-020-022	\$ 1,585.00
5	CITY OF LANCASTER	3176-003-035	\$ 7,037.00
5	CITY OF LANCASTER	3176-003-037	\$ 6,772.00
5	CITY OF LANCASTER	3269-009-005	\$ 13,237.00

AGREEMENT NUMBER 2423

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

THIRD SUPERVISORIAL DISTRICT



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 9, 2004

IN REPLY PLEASE REFER TO FILE: MP-6

TO: Helen Mac
Secured Property Tax Division
Treasurer and Tax Collector

FROM: Walter De Santos
Acquisition & Revenue Properties Section
Mapping & Property Management Division

2004 TAX SALE
AUTHORIZATION TO PURCHASE VIA CHAPTER 8
PROPERTY INFORMATION

The purpose for acquiring each of the parcels requested in our January 29, 2003, memo to Sharon Perkins is as follows:

Table with 2 columns: ASSESSOR'S PARCEL NOS. and PURPOSE. Rows include parcel numbers like 4221-024-006 (Flood), 4453-019-045 (Road), 4453-019-046 (Road), 7242-013-006 (Flood), 8174-004-004 (Flood), 8644-019-036 (Flood), 8648-010-012 (Flood), and 8656-004-072 (Flood).

While the purpose for acquiring each parcel requested is stated in the Application to Purchase, as requested, we will also indicate the purpose of acquiring each parcel in our transmittal letter to the Treasurer and Tax Collector.

Finally, attached is the revised Application to purchase Assessor's Parcel Nos. 4453-019-045 and 4453-019-046 showing the purchaser as the County of Los Angeles on behalf of its Deptment of Public Works.

AT:bw
P6:366C

Attach.

received
2-17-04
S. Pedraza



MD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 29, 2004

IN REPLY PLEASE
REFER TO FILE: **MP-6**
M0420006

TO: Sharon Perkins
Operations Chief
Secured Property Tax Division
Treasurer and Tax Collector

FROM: Greg Kelley, Assistant Deputy Director
Mapping & Property Management Division

Greg Kelley

2004A TAX SALE AUTHORIZATION TO PURCHASE VIA CHAPTER 8

We received your list of properties that are tax defaulted and deemed Subject to Power to Sell dated November 21, 2003. By this memorandum, I authorize the purchase of the parcels listed below pursuant to Los Angeles County Code Section 2.18.025 that states, the Director or his designee is authorized to acquire property used by the Department of Public Works and the Los Angeles County Flood Control District.

8656-001-072	8648-010-012	8644-019-036	8174-004-004 R
7242-013-006	4453-019-046	4453-019-045	4221-024-006

Acquiring these adjoining parcels will enhance the District's interest which will result in better operational control of its facilities.

AT:psr
P6:AT 2004A TAX SALE

AIN	DIST	LOCATION	AGREEMENT #
4221-024-006	2	CITY OF LA	2422
4453-019-045	3	COUNTY OF LA	2423
← 4453-019-046	3	COUNTY OF LA	2423
7242-013-006	4	LONG BEACH	2424
8644-019-036	5	Glendora	2425
8648-010-012	5	Glendora	2425

ONE of parcels
possible location



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: COUNTY OF LOS ANGELES ON BEHALF OF ITS DEPARTMENT OF PUBLIC WORKS
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: X Objection to a Current Pending Chapter 7 Sale
(check one) Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property: ROAD PURPOSES

List the Propertie(s) by Assessor's Identification Number:

4453-019-045

4453-019-046

Authorized Signature: Greg Kelley
Title: Asst Deputy Director
Date: 2/2/04

Agreement Number: 2423

View Enlarged Map

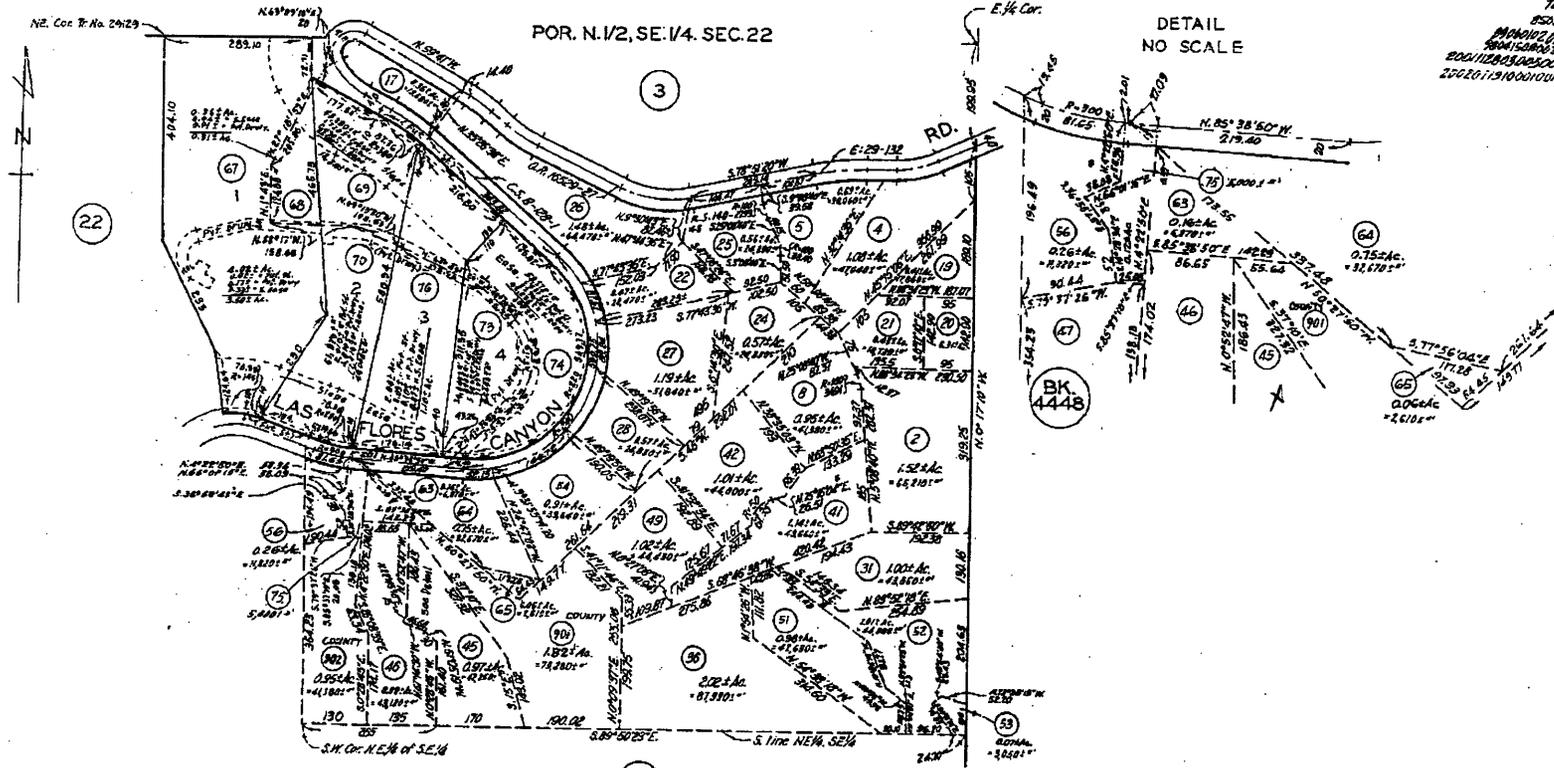
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

4453 19
SCALE 1" = 200'

2003

REVISED
 620823/04
 810414
 67187604
 68088508
 680425
 70080379
 701019806
 70081508
 7510171
 781260301
 740583301
 85007901-85
 8800010201
 880150003001-07
 880120030001-07
 88020119000101-07



CODE
8658

T. 1 S., R. 17 W.

PARCEL MAP

P.M. 147-59-60

For dimensions of Future Street
see P.M. 147-59-60.

S FOR PREV. ASSMT. SEE:
4453-18

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. The PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

By Greg Kelley

(seal)

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Antonios Spornawich
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____ , STATE CONTROLLER

**SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2423**

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	1997	4453-019-045	\$32,315.00*	ROAD PURPOSES

LEGAL DESCRIPTION

LOT COM E ON S LINE OF NE 1/4 OF SE 1/4 OF SEC 22 T 1S R 17W 265 FT FROM SW COR OF SD NE 1/4 OF SE 1/4 TH N 0°28'45" W 161.4 FT TH N 51°05'19" W 30 FT TH 67°14'50" W 46.64 FT TH N 22°45'10" E 15 FT TH N 0°52'47" W 186.43 FT TH S 37°10' E 327.32 FT TH S 15° E TO SD S LINE TH W THEREON 170 FT TO BEG PART OF NE 1/4 OF SE 1/4 OF SEC 22 T 1S R 17W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. The PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

By Greg Kelley

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Richard Szymanski
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2423**

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	1997	4453-019-045	\$32,315.00*	ROAD PURPOSES

LEGAL DESCRIPTION

LOT COM E ON S LINE OF NE 1/4 OF SE 1/4 OF SEC 22 T 1S R 17W 265 FT FROM SW COR OF SD NE 1/4 OF SE 1/4 TH N 0°28'45" W 161.4 FT TH N 51°05'19" W 30 FT TH 67°14'50" W 46.64 FT TH N 22°45'10" E 15 FT TH N 0°52'47" W 186.43 FT TH S 37°10' E 327.32 FT TH S 15° E TO SD S LINE TH W THEREON 170 FT TO BEG PART OF NE 1/4 OF SE 1/4 OF SEC 22 T 1S R 17W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2398
CITY OF PASADENA
FIFTH SUPERVISORIAL DISTRICT



HOUSING AND DEVELOPMENT DEPARTMENT

January 26, 2004

DIST. 5
A#2398

Ms. Sharon Perkins
County of Los Angeles,
Treasure and Tax Collector
225 North Hill Street, Room 126
P. O. Box 512102
Los Angeles, CA 90051-0102

RE: TAX-DEFAULTED PROPERTIES

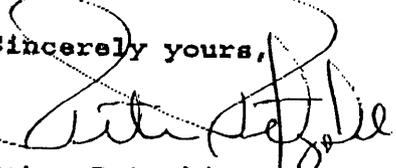
Dear Ms. Perkins:

As per your November 21, 2003 correspondence, the City of Pasadena has determined that the real properties indexed on Exhibit "A", attached hereto are needed for a public purpose. Accordingly, the City wishes to acquire these properties as provided by the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code.

Tax Parcel Number ~~5731-014-030~~^R is needed by the Department of Housing for low-income housing. Tax Parcel Number 5755-033-032 is needed by the Department of Water and Power for a ground water monitoring well.

Thank you for your appreciated cooperation in this matter. If you have any questions or require additional assistance, please contact me by phone at 626-744-7352, during normal business hours, except every other Friday, on which City Hall is closed.

Sincerely yours,



Peter Petzold
Assistant Property Manager

Attachments: Exhibit A

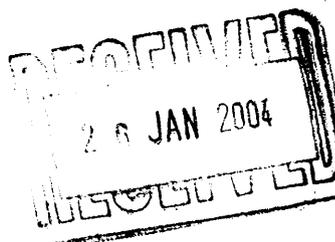


Exhibit "A"

Legal Description	Location	First Year Delequent	Default Number	Purchase Price
LOT ON E LINE OF EL MOLINO AVE COM N THEREON 163.72 FT FROM N LINE OF EARLHAM ST TH N 89 DEGREES 45' E 60FT TH N 0.67 FT TH E 50 FT TH S 89 DEGREES 45' W TO SD E LINE TH S THEREON 68 FT TO BEG PART OF LOT 1 TR NO 297 AND PART OF SMITH JANES TR ASSESSED TO ROGERS, WILLIE AND GENEVA	660 N EL MOLINO PASADENA, CA		1997-5731-014-030	\$3,357 R
THAT POR OF LAND DESC IN DOC 1426574 771227 LYING N OF A LINE APRALLEL WITH AND DIST N AT R/A 30 FT FROM N LINE OF LOT 13 BLK I TR NO 0562*POR VAC ST ASSESSED TO ERLIN, ERROL AND ZELLA	NO ADDRESS PASADENA, CA		1997 5755-033-032	\$1,165



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
226 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: City of Pasadena
(name of the city, county, district, redevelopment agency or state)

Application to _____ Objection to a Current Pending Chapter 7 Sale
Purchase: _____ Application-No Pending Chapter 7 Sale
(check one)

Public Purpose for Acquiring the Property: Ground water monitoring well needed by Department of Water and Power.

List the Propertie(s) by Assessor's Identification Number:

APN: 5755-033-032

Attest: [Signature]
City Clerk

Authorized Signature: [Signature]
Cynthia J. Kurtz

Date: 3/29/04

Title: City Manager

Date: 3/25/04



HOUSING AND DEVELOPMENT DEPARTMENT

March 31, 2004

Ms. Martha Duran, Asst. Operation Chief
County of Los Angeles,
Treasure and Tax Collector
225 North Hill Street, Room 126
P. O. Box 512102
Los Angeles, CA 90051-0102

RE: TAX-DEFAULTED PROPERTY
APN: 5755-033-032

Dear Ms. Duran:

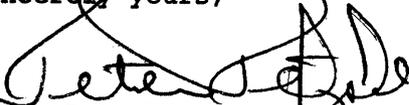
As per your February 16, 2004 correspondence, the City of Pasadena has determined the above referenced real property is needed by the Department of Water and Power for a ground water monitoring well. Accordingly, the City objects to the public auction of this property and desires to acquire it as provided by the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code.

As can be seen by referring to Pasadena Municipal Code Section 4.08.025 enclosed, contracts under \$75,000 do not require City Council authorization or approval. To view this ordinance on the Internet open the City's Homepage at www.ci.pasadena.ca.us, then; Departments/City Clerk/Municipal Code/Search/40.8.025.

Fully executed Application to Purchase Tax Defaulted Subject to Power to Sell Property and Agreement to Purchase Los Angeles County Tax-Defaulted Property #2398 are enclosed, as per your instructions.

Thank you for your appreciated cooperation in this matter. If you have any questions or require additional assistance, please contact me by phone during normal business hours at 626-744-7352.

Sincerely yours,


Peter Petzold, Assistant
Property Manager

Enclosures: Purchase Tax Defaulted Subject to Power to Sell Property
Agreement to Purchase Los Angeles County Tax-Defaulted
Property #2398

received
4-12-04

S. Kodem

Contents - Search - No Frames

Home

Pasadena Municipal Code

Preface

CHARTER

Title 1 GENERAL PROVISIONS*

Title 2 ORGANIZATION AND ADMINISTRATION

Title 3 CIVIC EVENTS AND FACILITIES*

Title 4 REVENUE AND FINANCE*

Title 5 BUSINESS LICENSES AND REGULATIONS

Title 6 ANIMALS*

Title 7 (Reserved)

Title 8 HEALTH AND SAFETY*

Title 9 PUBLIC PEACE, MORALS AND WELFARE*

Title 10 VEHICLES AND TRAFFIC*

Title 11 (Reserved)

Title 12 STREETS AND SIDEWALKS*

Title 13 UTILITIES AND SEWERS

Title 14 BUILDINGS AND CONSTRUCTION*

Title 15 (Reserved)

Title 16 SUBDIVISIONS*

Title 17 ZONING*

Title 18 CABLE COMMUNICATIONS SYSTEMS

Files listed below require Adobe Acrobat Reader 3.0.



Table of Zoning Map Amendments

Title 4 REVENUE AND FINANCE*

Chapter 4.08 COMPETITIVE BIDDING AND PURCHASING

4.08.025 Contracts requiring city council approval.

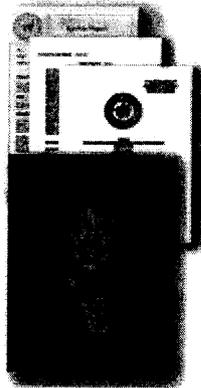
All contracts shall be approved by the city council except contracts under \$75,000, and except contracts of the Rose Bowl Operating Company and the Pasadena Center Operating Company as set forth in Section 4.08.026, and contracts that have been exempted from this chapter by resolution of the city council. (Ord. 6899 § 2 (part), 2002; Ord. 6889 § 7, 2002; Ord. 6671 § 1, 1996; Ord. 6627 § 9, 1995; Ord. 6059 § 1, 1984)



Welcome to the Office of the City Clerk

- [city home](#)
- [services](#)
- [departments](#)
- [mayor / council](#)
- [phone numbers](#)
- [city news](#)
- [about pasadena](#)
- [search](#)
- [election information](#)
- [council agenda](#)
- [charter reform](#)
- [pasadena municipal code](#)
- [redistricting](#)
- [city clerk main](#)

Mission Statement



**City Clerk
Jane Rodriguez**

To ensure the City's legislative processes are open and public by providing a link between citizens and government through the dissemination of information, and to ensure the preservation, access and integrity of records required to be stored for legal and business purposes.

Program Description

The City Clerk's Department is responsible for the preparation and distribution of City Council agendas; maintains accurate records and legislative history of City Council actions; provides safe keeping and storage of the City's official records and archives; provides records retrieval and legislative research for City departments and the public. Performs centralized processing of all legal notices; maintains campaign and economic interest statement filings; administers local elections; administers the City's centralized Records Management Program and the citywide optical imaging system.

100 N. Garfield Avenue Rm. 236 Pasadena, CA 91109 (626) 744-4124



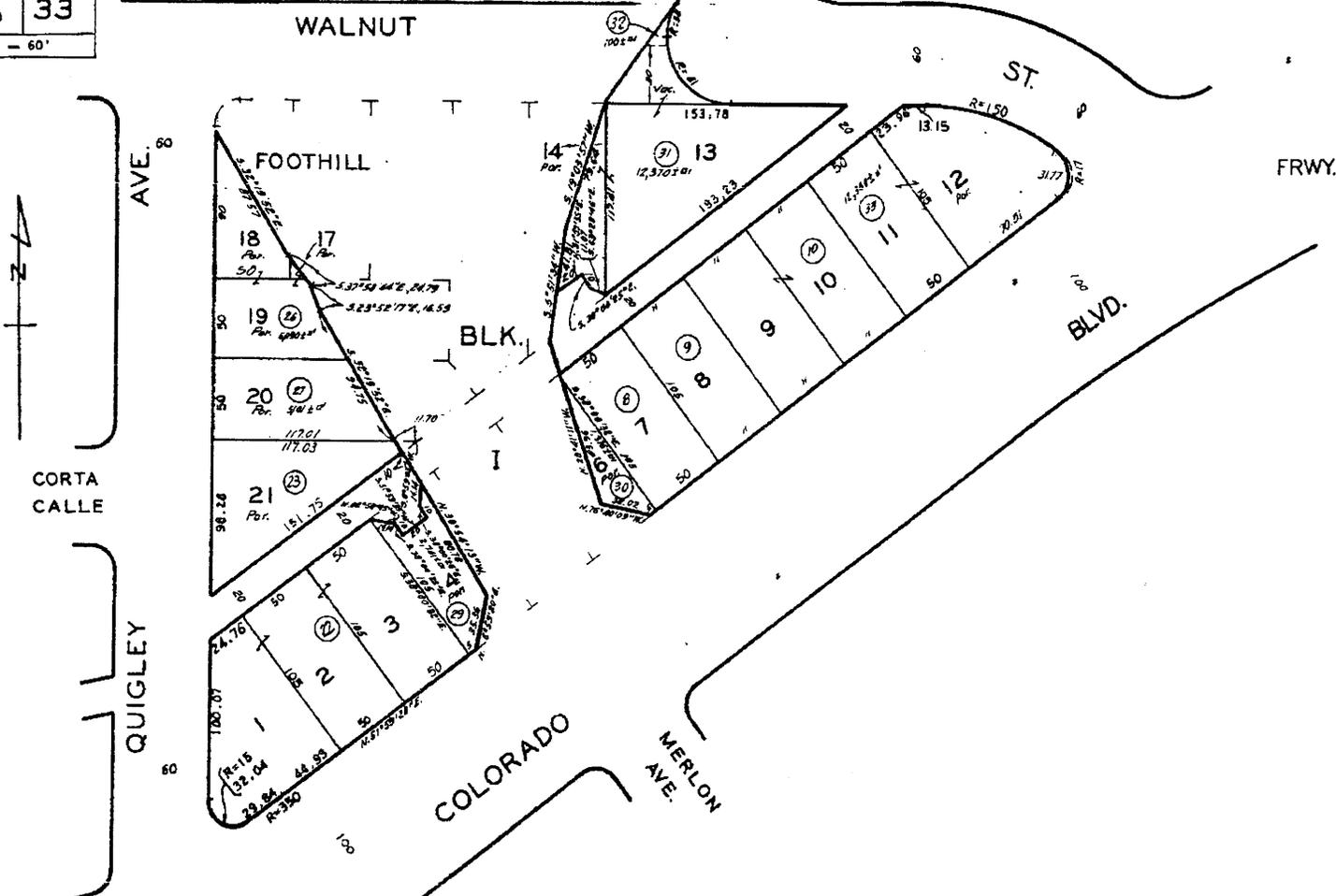
View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5755 33
SCALE 1" = 60'

1-9-59	68072309
12-30-45	68119
2-14-48	720120402
2-06-63	721103104
04-07-62	750808405
05-12-62	740107054
6-10-63	780225802
07-05-61	790476224
	861029215-07



CODE
7562

FOR PREV. ASSMT. SEE: 1094-33

TRACT NO. 9562
M.B. 144-57-59

ADDRESS & MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF PASADENA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

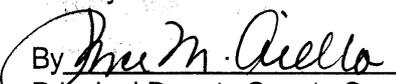
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF PASADENA - PURCHASER

By Jane L. Rodriguez
Jane L. Rodriguez, City Clerk

By Cynthia J. Rurtz
Cynthia J. Rurtz, City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By Jane L. Rodriguez
Jane L. Rodriguez, City Clerk
(seal)

By Cynthia J. Rurtz
Cynthia J. Rurtz, City Manager

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Madony Szymanski
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

APPROVED AS TO FORM:

This 24 day of March, 2004

By Manuel S. ...
Assistant City Attorney

AGREEMENT NUMBER 2398

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2398

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
COUNTY OF LOS ANGELES	1997	5755-033-032	\$1,227.00*	GROUND WATER MONITORING WELL NEEDED BY THE OF DEPARTMENT OF WATER & POWER

LEGAL DESCRIPTION

*THAT POR OF LAND DESC IN DOC 1426574 771227 LYING N OF A LINE PARALLEL WITH
AND DIST N AT R/A 30 FT FROM N LINE OF LOT 13 BLK I TR NO 9562*POR VAC ST

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF PASADENA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF PASADENA - PURCHASER

By Jane L. Rodriguez
Jane L. Rodriguez, City Clerk

By Cynthia J. Kurtz
Cynthia J. Kurtz, City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By Jane L. Rodriguez
Jane L. Rodriguez, City Clerk
(seal)

By Cynthia J. Kurtz
Cynthia J. Kurtz, City Manager

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Anthony Spornowich
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

APPROVED AS TO FORM:
24 day of March, 20__
[Signature]
Assistant City Attorney

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2398

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
COUNTY OF LOS ANGELES	1997	5755-033-032	\$1,227.00*	GROUND WATER MONITORING WELL NEEDED BY THE OF DEPARTMENT OF WATER & POWER

LEGAL DESCRIPTION

*THAT POR OF LAND DESC IN DOC 1426574 771227 LYING N OF A LINE PARALLEL WITH
AND DIST N AT R/A 30 FT FROM N LINE OF LOT 13 BLK I TR NO 9562*POR VAC ST

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2399
LANCASTER REDEVELOPMENT AGENCY
FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461
PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflanasterca.org



Agreement # 2399
Dist # 5

FedEx USA Airbill No. 8401-5951-8110

January 20, 2004

Ms. Sharon Perkins
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Frank C. Roberts
Chairman
Bishop Henry W. Hearn
Vice Chairman
Jim Jeffra
Director
Ed Sileo
Director
Andrew D. Visokey
Director
James C. Gilley
Executive Director

RE: 2004^A PUBLIC TAX AUCTION

Dear Ms. Perkins:

We are in receipt of your letter dated November 21, 2003, regarding properties within the County which are tax defaulted and have been deemed subject to power to sell and which will be offered for sale at auction on March 1 and 2, 2004.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, park site acquisition and right-of-way acquisition. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement please make the Agreement with the Lancaster Redevelopment Agency. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation as it will help us to proactively plan our cash flow.

Please do not to hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely


MARK V. BOZIGHIAN
Assistant to the City Manager - Redevelopment

Enclosure

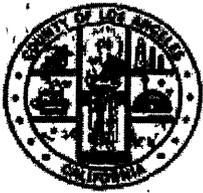
Tax Defaulted Parcels

January 27, 2004

Map No.	Assessor's Parcel Number	Price	Cross Street	Size	Public Purpose	Project Area
1.	3105-007-018	\$2,042	50 th St West & Avenue H	1.61 acres	1. Redev./Fox Field	Fox Field
2.	3105-022-068	\$2,559	45 th St West & Avenue G-8	1.25 acres	1. Redev./Fox Field	Fox Field
3.	3105-024-058	\$2,779	43 rd St West & Avenue G-8	1.25 acres	1. Redev./Fox Field	Fox Field
4.	3107-026-031	\$2,512	33 rd St West & Avenue G-8	1.25 acres	1. Redev./Fox Field	Fox Field
5.	3107-026-071	\$4,013	33 rd St West & Avenue G-8	1.25 acres	1. Redev./Fox Field	Fox Field
6.	3118-006-056	\$3,749	15 th St West & Avenue H	2.12 acres	Right-of-way	City
7.	3124-012-010	\$18,896	22 nd St West & Avenue J-4	3.4 acres	2. Redev./Residential	Amrgsa.
8.	3126-021-011	\$8,942	6 th St East & Avenue L-2	2.31 acres	Right-of-way	Amrgsa.
9.	3134-003-007	\$10,631	Beech & Avenue I	7,500 s.f.	3. Redev./Transit Village	No. 5
10.	3137-008-040	\$6,490	Division & Avenue H	1.25 acres	4. Redev./Carter Park	Amrgsa.
11.	3137-010-013	\$1,271	Sierra Hwy & Avenue H	.17 acre	5. Redev./North Valley	Amrgsa.
12.	3137-010-028	\$111,249	Trevor & Avenue H-4	11.24 acres	5. Redev./North Valley	Amrgsa.
13.	3137-010-030	\$114,679	Trevor & Avenue H-2	11.02 acres	5. Redev./North Valley	Amrgsa.
14.	3138-006-024	\$2,593	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
15.	3138-006-025	\$2,834	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
16.	3138-006-026	\$2,834	Trevor & Pillsbury	2,500 s.f.	6.-Redev./Herald Subdvsn	CBD
17.	3138-006-027	\$2,593	Trevor & Pillsbury	2,500 s.f.	6.-Redev./Herald Subdvsn	CBD
18.	3138-012-051	\$1,044	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
19.	3138-020-020	\$1,005	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
20.	3138-020-021	\$1,503	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
21.	3138-020-022	\$1,503	Trevor & Pillsbury	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
22.	3138-025-004	\$6,708	Nicobar & Division	2,500 s.f.	6. Redev./Herald Subdvsn	CBD
23.	3170-003-001	\$27,563	10 th St. East & Avenue L	5 acres	Park site	No. 6
24.	3170-003-017	\$30,028	10 th St East & Avenue L	5 acres	Park site	No. 6
25.	3170-003-018	\$30,542	10 th St East & Avenue L	5 acres	Park site	No. 6
26.	3170-003-041	\$127,080	10 th St East & Avenue L	20 acres	Park site	No. 6
27.	3176-003-035	\$6,610	10 th St East & Avenue H	2.31 acres	Right-of-way	No. 6
28.	3176-003-037	\$6,361	10 th St East & Avenue H	1.80 acres	Right-of-way	No. 6
29.	3269-006-005	\$3,764	50 th St West & Avenue G-8	1.25 acres	1. Redev./Fox Field	Fox Field
30.	3269-008-041	\$1,135	55 th St West & Avenue H	1.25 acres	1. Redev./Fox Field	Fox Field
31.	3269-009-005	\$12,421	55 th St West & Avenue G-12	3.12 acres	1. Redev./Fox Field	Fox Field

Notes to "Public Purpose" Column

1. The Fox Field Industrial area has been designated by the Lancaster Redevelopment Agency as a project area for assembling sites for job creation. The area has been over subdivided and now the Agency has adopted a policy to acquire parcels to create sites for new business.
2. This parcel is necessary to extend a residential development.
3. This parcel is necessary to acquire as part of our Downtown Revitalization effort under the North Downtown Transit Village.
4. This property will be turned into an entry park site adjacent to Carter Park.
5. These parcels are necessary to create rail served industrial for industry to create jobs.
6. These properties will be acquired to create sites for job creation in the Herald Subdivision.



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
228 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: Lancaster Redevelopment Agency
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: Objection to a Current Pending Chapter 7 Sale
(check one) Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property: See attached list.

List the Propertie(s) by Assessor's Identification Number:

See attached list.

Authorized Signature: 
Mark V. Bozigian
Redevelopment Director
Title: _____
Date: March 24, 2004

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1996	3105-022-068	\$2,713.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS

LEGAL DESCRIPTION

*THAT POR (EX OF ST) OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SEC 1 T 7N R 13W

CITY OF LANCASTER	1997	3107-026-031	\$2,669.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3107-026-071	\$4,251.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

*LAND DESC IN DOC 1524183,920817*POR OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3126-021-011	\$0,646.00*	RIGHT OF WAY R
------------------------------	-----------------	-------------------------	------------------------	---------------------------

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 61 PG 28 TO 29 OF RECORD OF SURVEYS LOT 78

CITY OF LANCASTER	1997	3137-008-040	\$6,910.00	ENTRY PARK SITE ADJACENT TO CARTER PARK
-------------------	------	--------------	------------	---

LEGAL DESCRIPTION

1.25 MORE OR LESS ACS N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 3 T 7N R 12W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3137-010-013	\$ 1,341.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
THAT PART W OF S P RR RW AND E OF SIERRA HWY OF N 1/2 OF N 1/2 OF SEC 10 T 7N R 12W				
CITY OF LANCASTER	1995	3137-010-028	\$120,440.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR S 1/2 OF N 1/2 OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1995	3137-010-030	\$123,975.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1997	3138-006-024	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 2 BLK 8				
CITY OF LANCASTER	1997	3138-006-025	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 3 BLK 8				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3138-006-026	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 4 BLK 8

CITY OF LANCASTER	1997	3138-006-027	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 5 BLK 8

CITY OF LANCASTER	1997	3138-012-051	\$1,098.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD FIRST SUB LOT 39 BLK 3

CITY OF LANCASTER	1997	3138-020-020	\$1,057.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 46 BLK 9

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF LANCASTER	1997	3138-020-021	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 47 BLK 9

CITY OF LANCASTER	1997	3138-020-022	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 48 BLK 9

CITY OF LANCASTER	1997	3138-025-004	\$ 7,159.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION R
------------------------------	-----------------	-------------------------	-------------------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOTS 5 AND LOT 6 BLK 16

CITY OF LANCASTER	1997	3170-003-001	\$29,792.00*	PARK SITE R
------------------------------	-----------------	-------------------------	-------------------------	-------------------------------

LEGAL DESCRIPTION

5 MORE OR LESS ACS S 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 25 T 7N R 12W

CITY OF LANCASTER	1997	3170-003-017	\$32,384.00*	PARK SITE R
------------------------------	-----------------	-------------------------	-------------------------	-------------------------------

LEGAL DESCRIPTION

5 MORE OR LESS ACS S 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 25 T 7N R 12W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
-----------------	-------------------------------	-----------------------	-----------------------	------------------------------

CITY OF LANCASTER	1997	3170-003-018	\$32,022.00*	PARK SITE <i>R</i>
------------------------------	-----------------	-------------------------	-------------------------	-------------------------------

LEGAL DESCRIPTION

5 MORE OR LESS ACS N 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 25 T 7N R 12W

CITY OF LANCASTER	1997	3170-003-041	\$137,205.00*	PARK SITE <i>R</i>
------------------------------	-----------------	-------------------------	--------------------------	-------------------------------

LEGAL DESCRIPTION

S 1/2 OF NE 1/4 OF SW 1/4 OF SEC 25 T7N R12W

CITY OF LANCASTER	1997	3176-003-035	\$ 7,037.00*	RIGHT-OF-WAY
-------------------	------	--------------	--------------	--------------

LEGAL DESCRIPTION

2.31 MORE OR LESS ACS BEING EX OF ST E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3176-003-037	\$ 6,772.00*	RIGHT-OF-WAY
-------------------	------	--------------	--------------	--------------

LEGAL DESCRIPTION

*NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 (EX OF STS) OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3269-006-005	\$ 3,997.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS <i>R</i>
------------------------------	-----------------	-------------------------	-------------------------	--

LEGAL DESCRIPTION

E 1/2 OF S 1/2 OF E 1/2 OF E 1/2 OF W 1/2 OF N 1/2 OF LOT 1 IN NE 1/4 OF SEC 2 T 7N R 13W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3269-009-005	\$13,237.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 65 PG 49 OF R S LOT 14

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

RESOLUTION NO. 03-04

RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, park sites, and for acquisition of street right-of-way.

PASSED, APPROVED and ADOPTED this 23rd day of March, 2004, by the following vote:

AYES: Agency Directors: Jeffra, Sileo, Visokey, Vice Chairman Hearn, Chairman Roberts

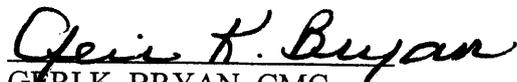
NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:


GERI K. BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency


FRANK C. ROBERTS, Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk Lancaster Redevelopment Agency, CA,
do hereby certify that this is a true and correct copy of the original Resolution No. 03-04, for
which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT
AGENCY, on this 25th day of March, 2004.

(seal)

Shirley Mahoney

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us



Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idleman
Director

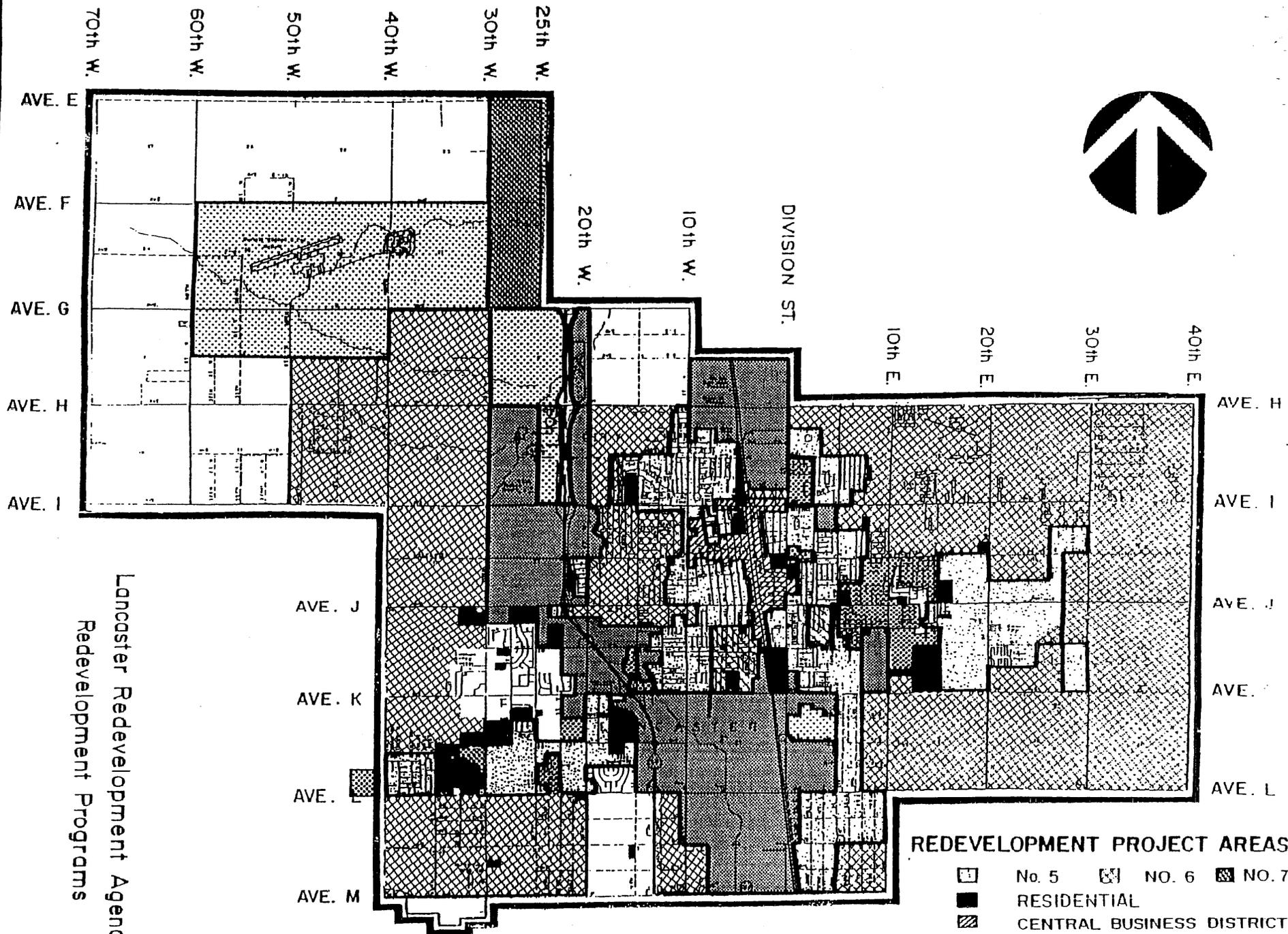
Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.



REDEVELOPMENT PROJECT AREAS

- No. 5
- NO. 6
- NO. 7
- RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- FOX FIELD
- AMARGOSA

Lancaster Redevelopment Agency
Redevelopment Programs

EXHIBIT 1

View Enlarged Map

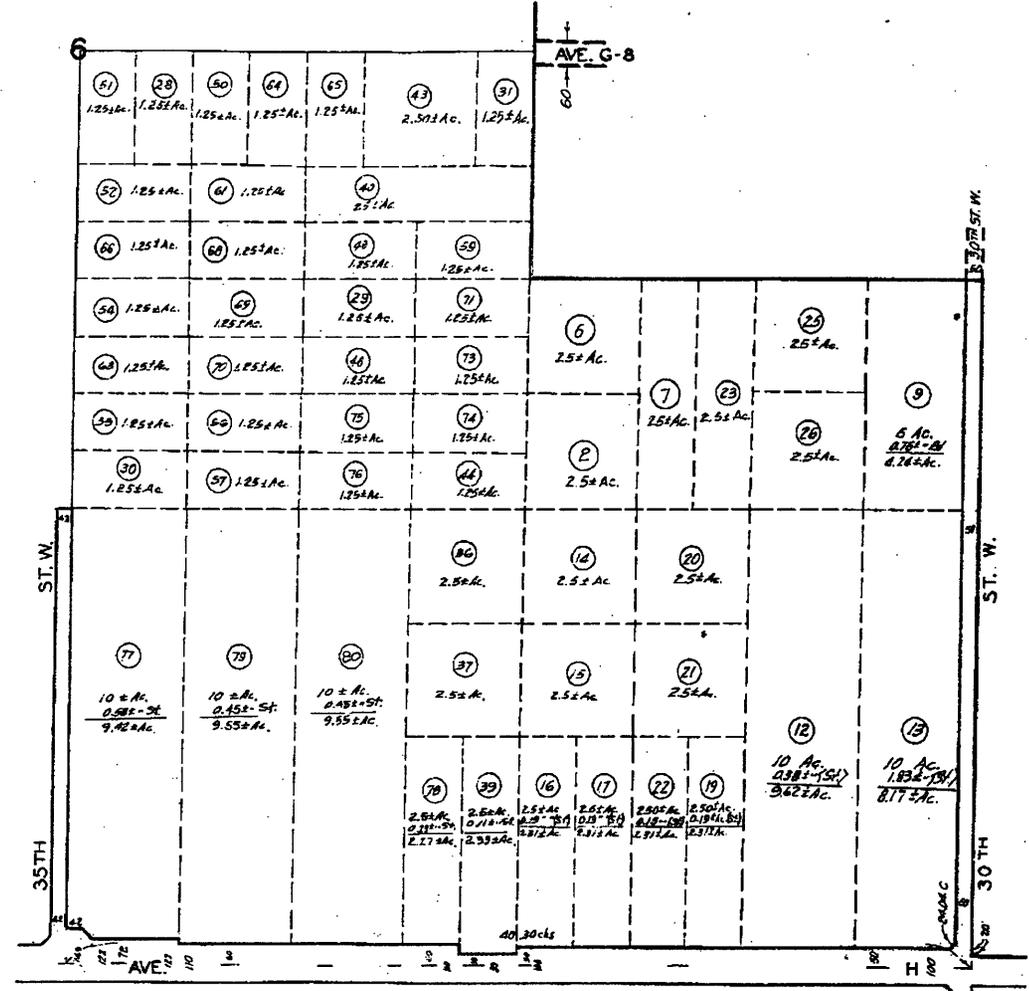
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3107 26
SCALE 1" = 300'

2002

11-11-85 File
 810918 2-
 84918 4-
 8708250000000001-A1 11-
 8801481518000001-A1 5-
 8001107080000001-A1 11-
 69092729
 6910748
 694217206
 700209
 7006125
 7009302
 710510501
 710619301
 72040406
 73051720
 73081650
 73093020
 750417401
 75100480
 75110400
 76122064
 77040184
 77124800
 78061000



CODE 10218

FOR PREV. ASSMT. SEE: 3107-26

T.7N, R.12W.

For retracement of section lines see C.S. B-851-1

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

View Printing Instructions

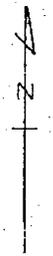
County of Los Angeles: Rick Auerbach, Assessor

3137 10
SCALE 400'

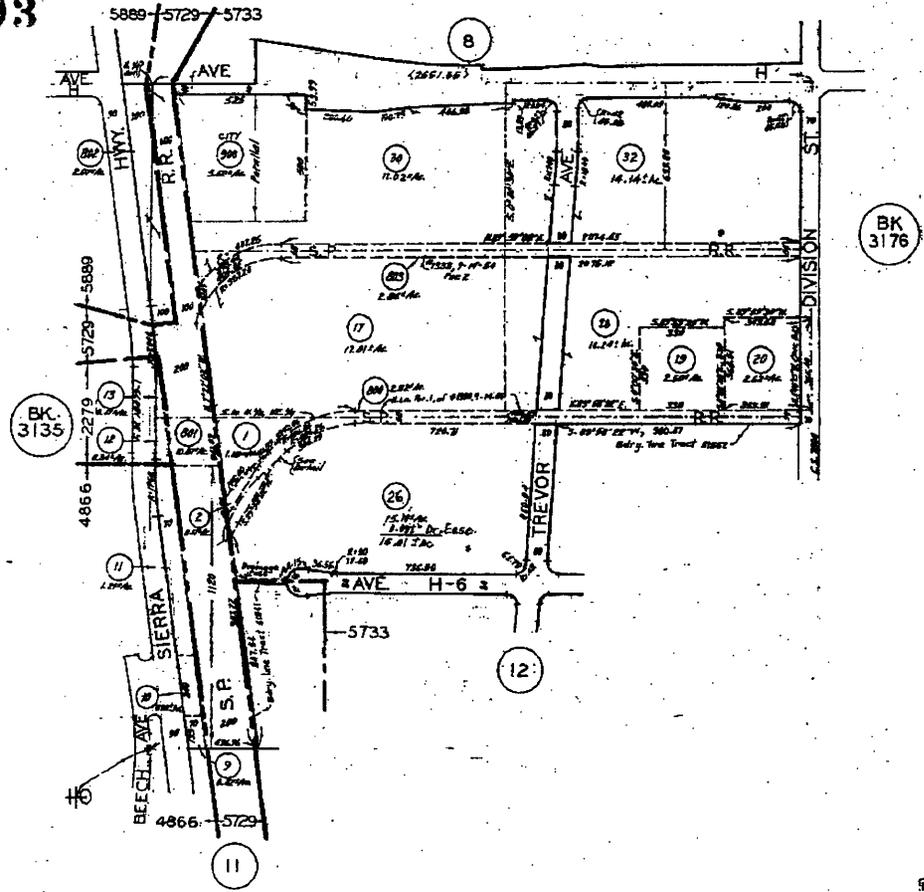
TRA
5729
2279
5733
4866
5889

2003

02060785
MADPE-DE
TRM-R
33112104001001-A1
33112104001002-A1
34062804002001-A1
34062804002002-A1
34062804002003-A1
34421364014001-A1
34421364014002-A1
3612107003901-A1
3612107003902-A1
3612107003903-A1
3612107003904-A1
3612107003905-A1
3612107003906-A1
3612107003907-A1
3612107003908-A1
3612107003909-A1
3612107003910-A1
3612107003911-A1
3612107003912-A1
3612107003913-A1
3612107003914-A1
3612107003915-A1
3612107003916-A1
3612107003917-A1
3612107003918-A1
3612107003919-A1
3612107003920-A1
3612107003921-A1
3612107003922-A1
3612107003923-A1
3612107003924-A1
3612107003925-A1
3612107003926-A1
3612107003927-A1
3612107003928-A1
3612107003929-A1
3612107003930-A1
3612107003931-A1
3612107003932-A1
3612107003933-A1
3612107003934-A1
3612107003935-A1
3612107003936-A1
3612107003937-A1
3612107003938-A1
3612107003939-A1
3612107003940-A1
3612107003941-A1
3612107003942-A1
3612107003943-A1
3612107003944-A1
3612107003945-A1
3612107003946-A1
3612107003947-A1
3612107003948-A1
3612107003949-A1
3612107003950-A1
3612107003951-A1
3612107003952-A1
3612107003953-A1
3612107003954-A1
3612107003955-A1
3612107003956-A1
3612107003957-A1
3612107003958-A1
3612107003959-A1
3612107003960-A1
3612107003961-A1
3612107003962-A1
3612107003963-A1
3612107003964-A1
3612107003965-A1
3612107003966-A1
3612107003967-A1
3612107003968-A1
3612107003969-A1
3612107003970-A1
3612107003971-A1
3612107003972-A1
3612107003973-A1
3612107003974-A1
3612107003975-A1
3612107003976-A1
3612107003977-A1
3612107003978-A1
3612107003979-A1
3612107003980-A1
3612107003981-A1
3612107003982-A1
3612107003983-A1
3612107003984-A1
3612107003985-A1
3612107003986-A1
3612107003987-A1
3612107003988-A1
3612107003989-A1
3612107003990-A1
3612107003991-A1
3612107003992-A1
3612107003993-A1
3612107003994-A1
3612107003995-A1
3612107003996-A1
3612107003997-A1
3612107003998-A1
3612107003999-A1
3612107004000-A1



DETAIL
NO SCALE



BK 3176

BK 3135

Distances shown in brackets
are per Township Plat.

T. 7N., R. 12W.

FOR PREP. ASSGN. BY:
488-320
3137-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

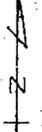
View Pending Instructions

County of Los Angeles: Rick Auerbach, Assessor

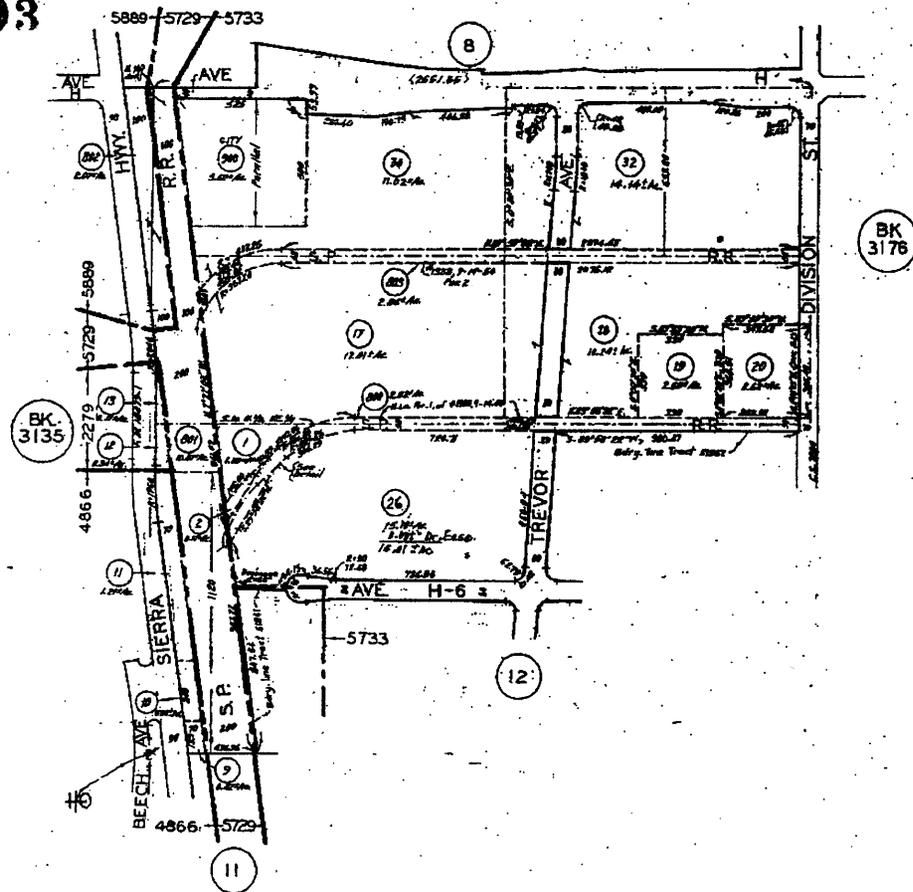
3137 10
SCALE 1" = 400'

TRA
5729
2279
5733
4866
5889

2003



DETAIL
NO SCALE



02060705
04040706
700606
080806010001-A1
090806020002-A1
000406040003-A1
040606060004-A1
040206070001-A1
040606080002-A1
060706
061206090001-A1
0001060304000001-A1
010905-A
010221

Distances shown in brackets
are per Township Plat.

T. 7N., R. 12W.

FOR PREP. ASS'Y. 500.
888 - 320
3137 - 9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

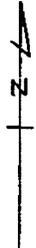
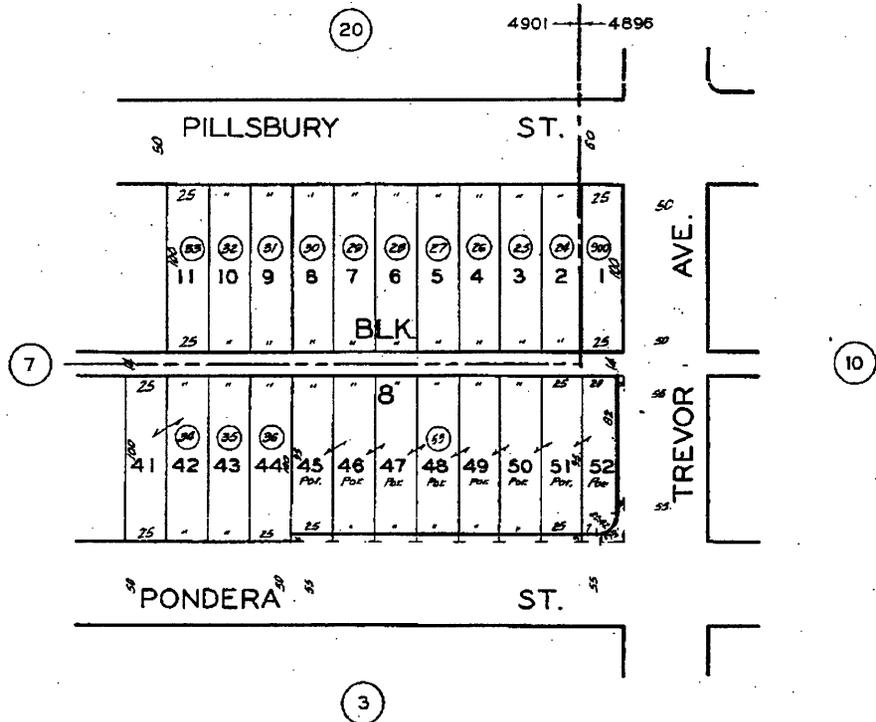
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 6
SCALE 1" = 60'

2003

REVISED
9-14-05
2-8-06
78702
820216
870705603-85
860821-87
870080605600/
200301312003001-A1



THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER
L.S. 3 - 17

CODE
4901
4896

FOR PREV. ASSM'T. SEE:
3138-43

All 900 series parcels on this page are assessed to Lancaster Redevelopment Agency, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

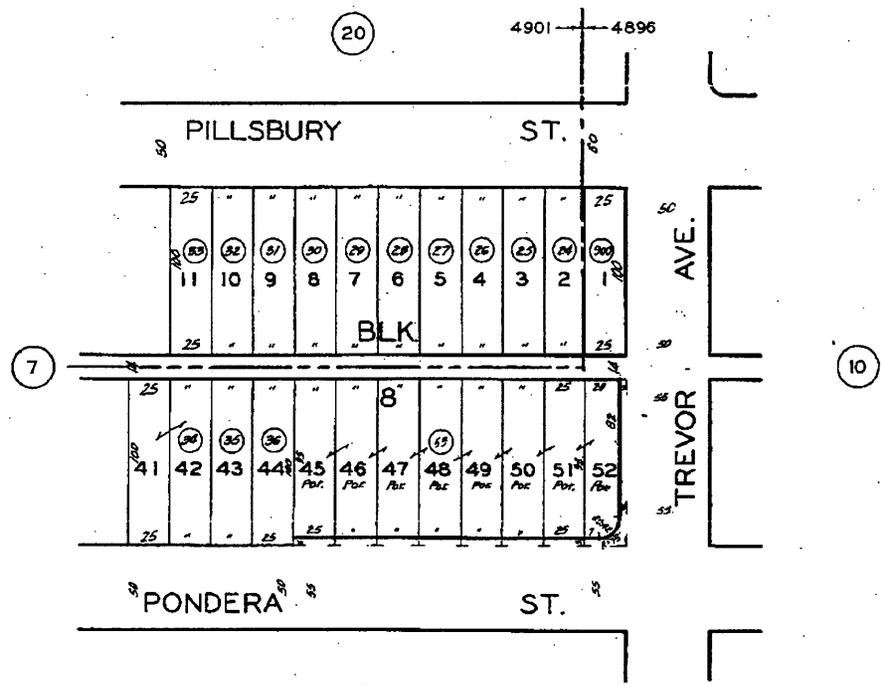
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 6
SCALE 1" = 60'

2003

REVISION
9-14-05
2-8-06
797762
820216
87070503-05
860801-07
870080100600/
200301132000001-A1



THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER
L.S. 3 - 17

CODE
4901
4896

FOR PREV. ASSMT. SEE:
3138-43

All 900 series parcels on this page are assessed to Lancaster Redevelopment Agency, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

[View Enlarged Map](#)

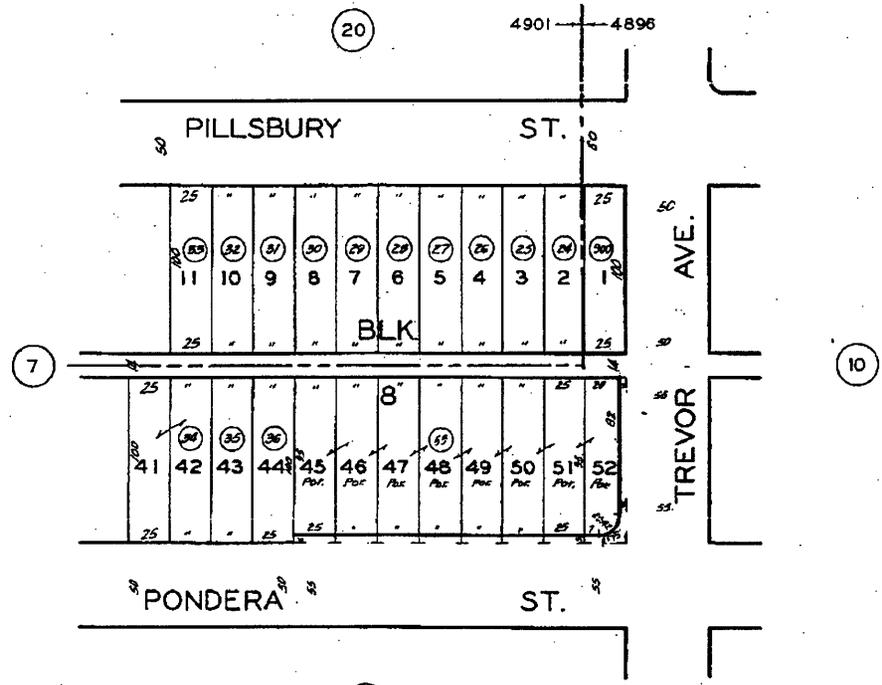
[View Printing Instructions](#)

County of Los Angeles: Rick Auerbach, Assessor

3138 6
SCALE 1" = 60'

2003

REVISION
3-14-05
2-8-06
7/17/02
8/22/05
8/27/05-05
8/28/05-07
8/28/06-06/00/
200301/31200001-A1



THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER
L.S. 3 - 17

CODE
4901
4896

FOR PREV. ASSMT. SEE
3138-43

All 900 series parcels on this page are assessed to Lancaster Redevelopment Agency, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

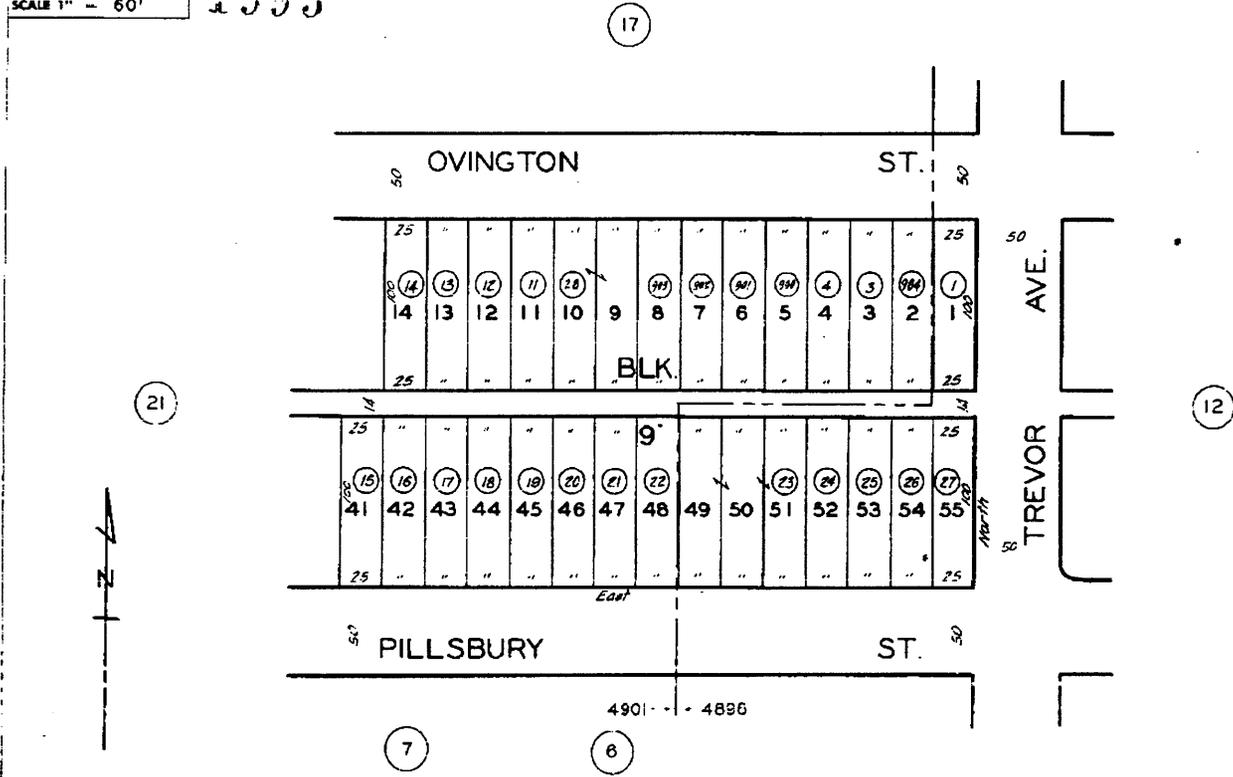
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 20
SCALE 1" = 60'

1993

REVI:
78031
88024
88081-
870302827-5
8707210801800
93072408004001



THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER
L.S. 3 - 17

CODE
4901
4896

FOR PREV. ASSMT. SEE:
3138-40

All 900 series parcels on this page are assessed to the program Redevelopment Agency. Please note the following:

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

[View Enlarged Map](#)

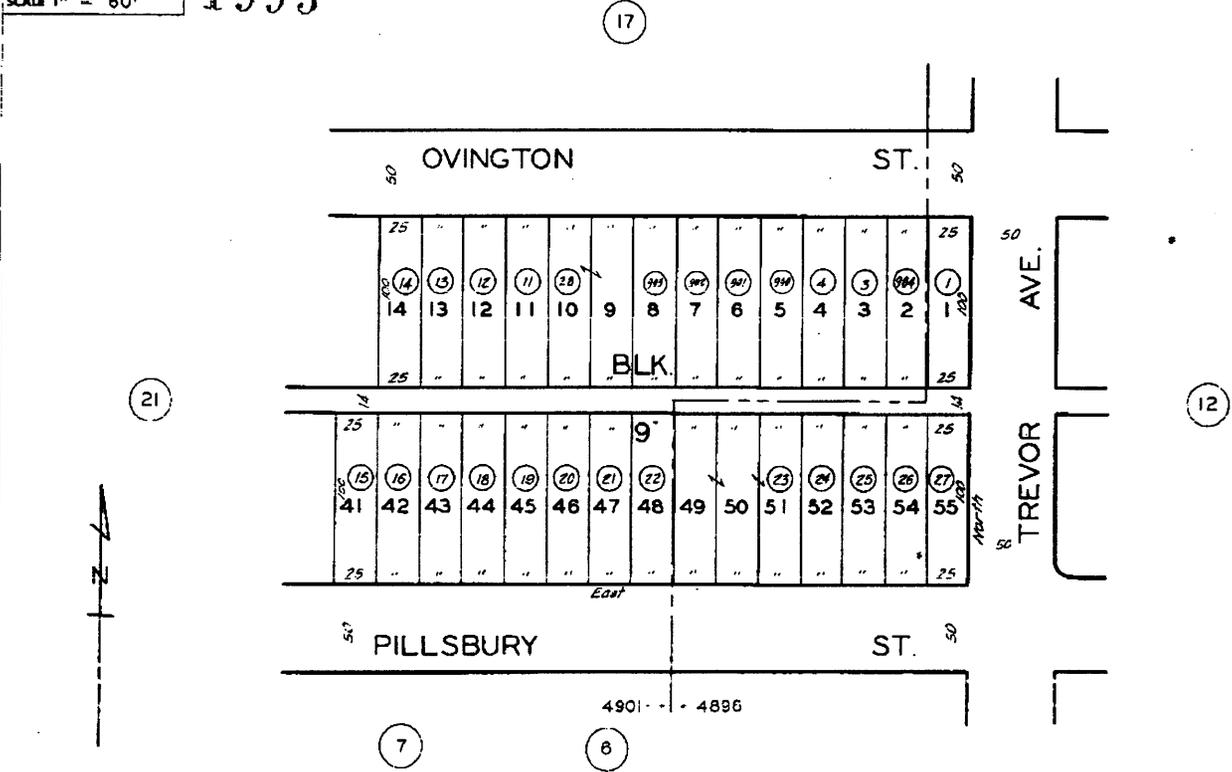
[View Printing Instructions](#)

County of Los Angeles: Rick Auerbach, Assessor

3138 20
SCALE 1" = 60'

1993

REVI:
78031
82024
80081-
870302.827-5
870721080140C
930224.02004001



THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER
L.S. 3 - 17

CODE
4901
4896

FOR PREV. ASSM'T. SEE:
3138-40

All 900 series parcels on this page are assessed to
the program Redevelopment Agency. Please refer to the
noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

View Printing Instructions

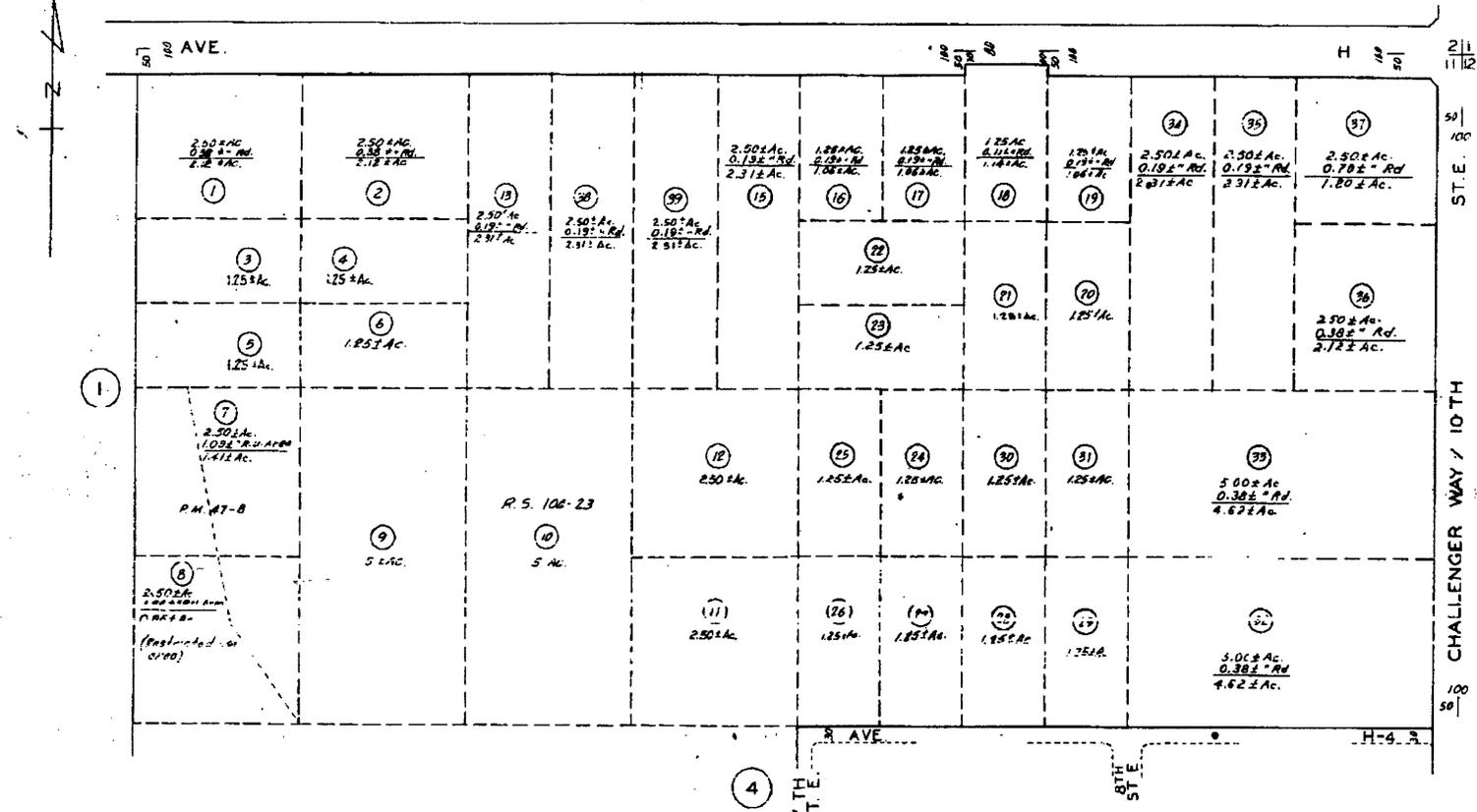
County of Los Angeles: Rick Auerbach, Assessor

3176 3
SCALE 1" = 200'
1990

BK.
3175

REVIS
10-45
12-45
7-0-45
6/25/05
4/1/07

66051850
66110860E
680110217
680208319
700112619
700209519
730511115
730520019
730528740
760311
761003
800225-3,
300320



CODF

FOR PREY. ASSM'T. SEE.
3143 - 43

T. 7 N., R. 12 W.

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

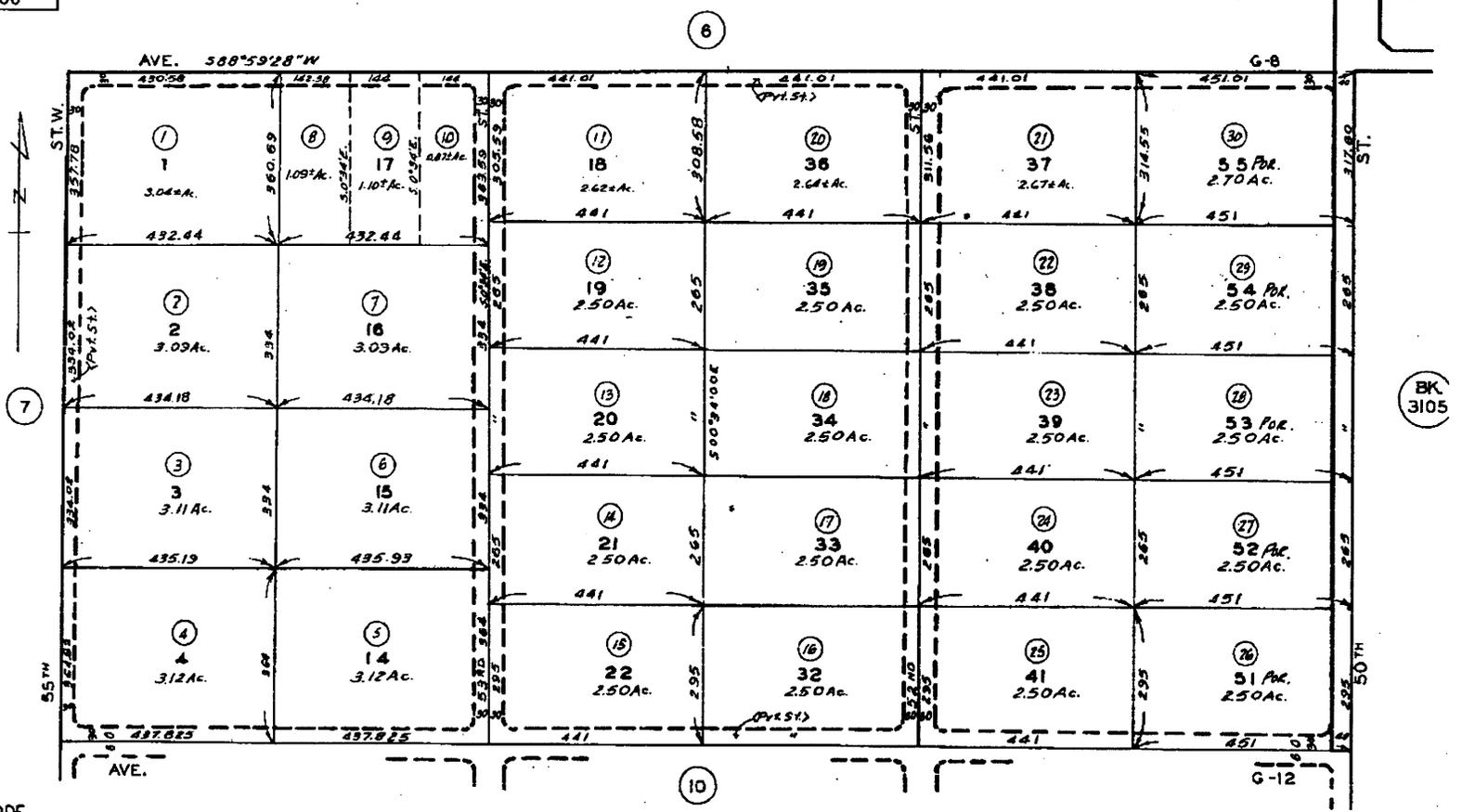
View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3269 9
SCALE 1" = 200'

10-28-65 REVISE
11-23-65 4-19-66
818922 12-10-66
9-6-62



CODE
9914

FOR PREV. ASSMT. SEE:
3202-13

RECORD OF SURVEY
R. S. 65-49

ALL AGREGESON
THIS PAGE ARE NET

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

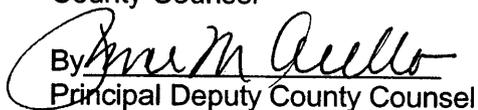
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

By James C. Alley
Executive Director

ATTEST:
Gene K. Buren
(seal) Agency Secretary

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Anthony Spornowick
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1996	3105-022-068	\$2,713.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS

LEGAL DESCRIPTION

*THAT POR (EX OF ST) OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SEC 1 T 7N R 13W

CITY OF LANCASTER	1997	3107-026-031	\$2,669.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3107-026-071	\$4,251.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

*LAND DESC IN DOC 1524183,920817*POR OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3137-008-040	\$6,910.00	ENTRY PARK SITE ADJACENT TO CARTER PARK
-------------------	------	--------------	------------	---

LEGAL DESCRIPTION

1.25 MORE OR LESS ACS N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 3 T 7N R 12W

CITY OF LANCASTER	1997	3137-010-013	\$1,341.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

THAT PART W OF S P RR R/W AND E OF SIERRA HWY OF N 1/2 OF N 1/2 OF SEC 10 T 7N R 12W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1995	3137-010-028	\$120,440.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR S 1/2 OF N 1/2 OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1995	3137-010-030	\$123,975.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1997	3138-006-024	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 2 BLK 8				
CITY OF LANCASTER	1997	3138-006-025	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 3 BLK 8				
CITY OF LANCASTER	1997	3138-006-026	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 4 BLK 8				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3138-006-027	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 5 BLK 8

CITY OF LANCASTER	1997	3138-012-051	\$1,098.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD FIRST SUB LOT 39 BLK 3

CITY OF LANCASTER	1997	3138-020-020	\$1,057.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 46 BLK 9

CITY OF LANCASTER	1997	3138-020-021	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
-------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 47 BLK 9

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3138-020-022	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 48 BLK 9

CITY OF LANCASTER	1997	3176-003-035	\$7,037.00*	RIGHT-OF-WAY
-------------------	------	--------------	-------------	--------------

LEGAL DESCRIPTION

2.31 MORE OR LESS ACS BEING EX OF ST E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3176-003-037	\$6,772.00*	RIGHT-OF-WAY
-------------------	------	--------------	-------------	--------------

LEGAL DESCRIPTION

*NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 (EX OF STS) OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3269-009-005	\$13,237.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	--------------	--

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 65 PG 49 OF R S LOT 14

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

By James C. Gilley
Executive Director

ATTEST:
Gein H. Bryan
(seal) Agency Secretary

Board of Supervisors
Los Angeles County

ATTEST:
By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST: City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Anthony J. Szymanski
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1996	3105-022-068	\$2,713.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS

LEGAL DESCRIPTION

*THAT POR (EX OF ST) OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SEC 1 T 7N R 13W

CITY OF LANCASTER	1997	3107-026-031	\$2,669.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3107-026-071	\$4,251.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

*LAND DESC IN DOC 1524183,920817*POR OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W

CITY OF LANCASTER	1997	3137-008-040	\$6,910.00	ENTRY PARK SITE ADJACENT TO CARTER PARK
-------------------	------	--------------	------------	---

LEGAL DESCRIPTION

1.25 MORE OR LESS ACS N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 3 T 7N R 12W

CITY OF LANCASTER	1997	3137-010-013	\$1,341.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
-------------------	------	--------------	-------------	--

LEGAL DESCRIPTION

THAT PART W OF S P RR R/W AND E OF SIERRA HWY OF N 1/2 OF N 1/2 OF SEC 10 T 7N R 12W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1995	3137-010-028	\$120,440.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR S 1/2 OF N 1/2 OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1995	3137-010-030	\$123,975.00*	CREATE JOBS FOR INDUSTRIES SERVED BY RAIL INDUSTRY
<u>LEGAL DESCRIPTION</u>				
FOR DESC SEE ASSESSOR'S MAPS POR OF NE 1/4 OF SEC 10 T7N R12W				
CITY OF LANCASTER	1997	3138-006-024	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 2 BLK 8				
CITY OF LANCASTER	1997	3138-006-025	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 3 BLK 8				
CITY OF LANCASTER	1997	3138-006-026	\$3,010.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
<u>LEGAL DESCRIPTION</u>				
HERALD SECOND SUB LOT 4 BLK 8				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3138-006-027	\$2,749.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 5 BLK 8

CITY OF LANCASTER	1997	3138-012-051	\$1,098.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
----------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD FIRST SUB LOT 39 BLK 3

CITY OF LANCASTER	1997	3138-020-020	\$1,057.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
----------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 46 BLK 9

CITY OF LANCASTER	1997	3138-020-021	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION
----------------------	------	--------------	-------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 47 BLK 9

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2399

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1997	3138-020-022	\$1,585.00*	CREATE SITES FOR JOB CREATION IN THE HERALD SUBDIVISION

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 48 BLK 9

CITY OF LANCASTER	1997	3176-003-035	\$7,037.00*	RIGHT-OF-WAY
-------------------	------	--------------	-------------	--------------

LEGAL DESCRIPTION

2.31 MORE OR LESS ACS BEING EX OF ST E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3176-003-037	\$6,772.00*	RIGHT-OF-WAY
-------------------	------	--------------	-------------	--------------

LEGAL DESCRIPTION

*NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 (EX OF STS) OF SEC 11 T 7N R 12W

CITY OF LANCASTER	1997	3269-009-005	\$13,237.00*	ASSEMBLING SITES FOR JOB CREATION AND NEW BUSINESS
-------------------	------	--------------	--------------	--

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 65 PG 49 OF R S LOT 14

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly